2025 MID YEAR BUDGET CORRECTION				
Accounts	**Budget totals as of 1/1/25**	**Actuals as of 6/30/25**	**Corrected Budget Totals as of 7/1/2025**	**Comments**
Income				
40000 HOA Dues	$691,200.00	$346,950.93	$ 691,200.00	Condo Fee Income should not change
41000 Transfer Fees	$ 20,000.00	$ 17,000.00	$ 25,000.00	
42000 HOA Late fees		$ 150.00	$ 250.00	
Services		$ 222.59	$ 300.00	Electrical, Garden Rent
Total Income	**$691,200.00**	**$364,323.52**	**$ 691,750.00**	
2024 Cash Balance to add	**$ 41,490.80**		**$ 41,490.80**	
Actual 2025 Operating Cash	**$732,690.80**		**$ 733,240.80**	
Expense				
60000 Accounting	$ 540.00	$ 327.27	$ 600.00	
60100 Bank Fees				
60200 Deck Repairs	$ 6,825.00		$ 3,800.00	deck in bldg 1 and 19
60300 Drainage	$ 2,000.00	$ 4,350.00	$ 9,350.00	
60400 Electrical Work	$ 35,000.00	$ 1,725.00	$ 8,000.00	
60500 Entry Cleanup	$ 14,000.00	$ 7,155.00	$ 15,060.00	
60550 entryway painting				

60600 Fire Ext Test	$ 2,500.00		$ -	Included in Inspections figures below
60700 Garage Repairs	$ 13,000.00	$ 5,616.58	$ 13,000.00	
60800 Gutter Repair	$ 17,000.00		$ 12,000.00	10,000 cleaning and 2,000 repairs
60900 Holiday Lights	$ 1,000.00	$ 1,100.00	$ 1,100.00	
61000 Exterior Painting	$ 10,000.00		$ 5,000.00	
61100 Inspections	$ 1,000.00	$ 2,993.50	$ 3,000.00	
61200 Insurance	$ 77,524.80	$ 66,537.00	$ 67,000.00	
61400 Carpet Cleaning	$ 4,625.00		$ 4,625.00	
63700 Landscaping	$ 90,000.00		$ 82,650.00	
63800 Legal	$ 25,000.00	$ 849.00	$ 15,000.00	
63900 Lighting/Bulbs	$ 600.00	$ 375.73	$ 600.00	
64000 Misc Building Repairs	$ 15,000.00	$ 1,113.92	$ 5,000.00	
64020 Brick Work	$ 5,000.00			we could postpone this and use for other maintenance
64030 Chimneys	$ 33,000.00	$ 8,400.00	$ 37,225.00	
64100 Misc	$ 1,500.00	$ 375.95	$ 1,500.00	
64500 Office and Printing	$ 2,000.00	$ 643.00	$ 2,000.00	
66100 Plumbing Repairs	$ 50,000.00	$ 11,058.00	$ 30,000.00	
66200 Pest Control	$ 3,000.00	$ 1,050.00	$ 3,000.00	

66500 Pressure Washing	$ 2,000.00		$ 2,040.00	
67000 Reserve Study Prep	$ 1,000.00	$ 850.00	$ 850.00	
67200 Roofing	$120,000.00	$ 65,250.00	$ 153,365.00	23,115+65,090+65000
67500 Snow Removal	$ 200.00	$ 103.97	$ 200.00	
67800 Taxes Licences Fees	$ 100.00	$ 3,157.40	$ 3,500.00	
68200 Utilities				
400014-Electricity	$ 15,600.00	$ 6,168.81	$ 14,000.00	
400014-GarbageRecycling	$ 19,036.00	$ 9,069.18	$ 30,000.00	
400014-Water	$150,000.00	$ 69,665.85	$ 150,000.00	
68400 Weather Damage Repair				
66600 Emergency	$ 6,000.00		$ 6,000.00	
Website		$ 1,032.00	$ 1,032.00	
Total Expense	**$724,050.80**	**$268,967.16**	**$ 680,497.00**	
Operating Income Minus Expense			**$ 52,743.80**	**cash balance at end of year - needed in January**
Other Income				
71000 Riverview Bank CD Interest Income	$ 7,000.00	$ 3,394.98	$ 7,000.00	
71100 Northwest Bank 12 month CD Interest Income	$ 3,000.00	$ 3,090.27	$ 6,000.00	
71200 71200 Onpoint Checking Interest				
Total Other Income	$ 10,000.00	$ 6,485.25	$ 13,000.00	